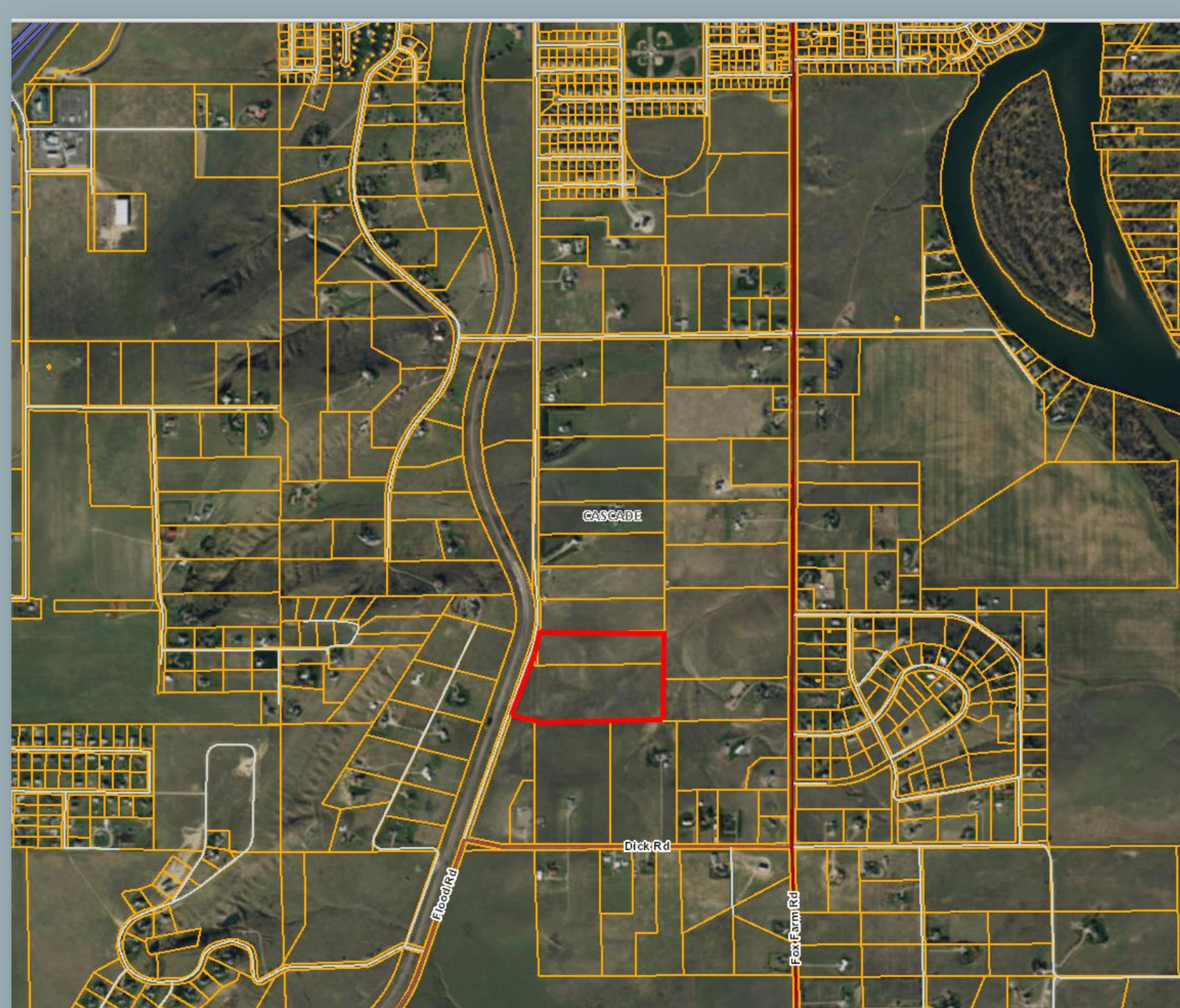


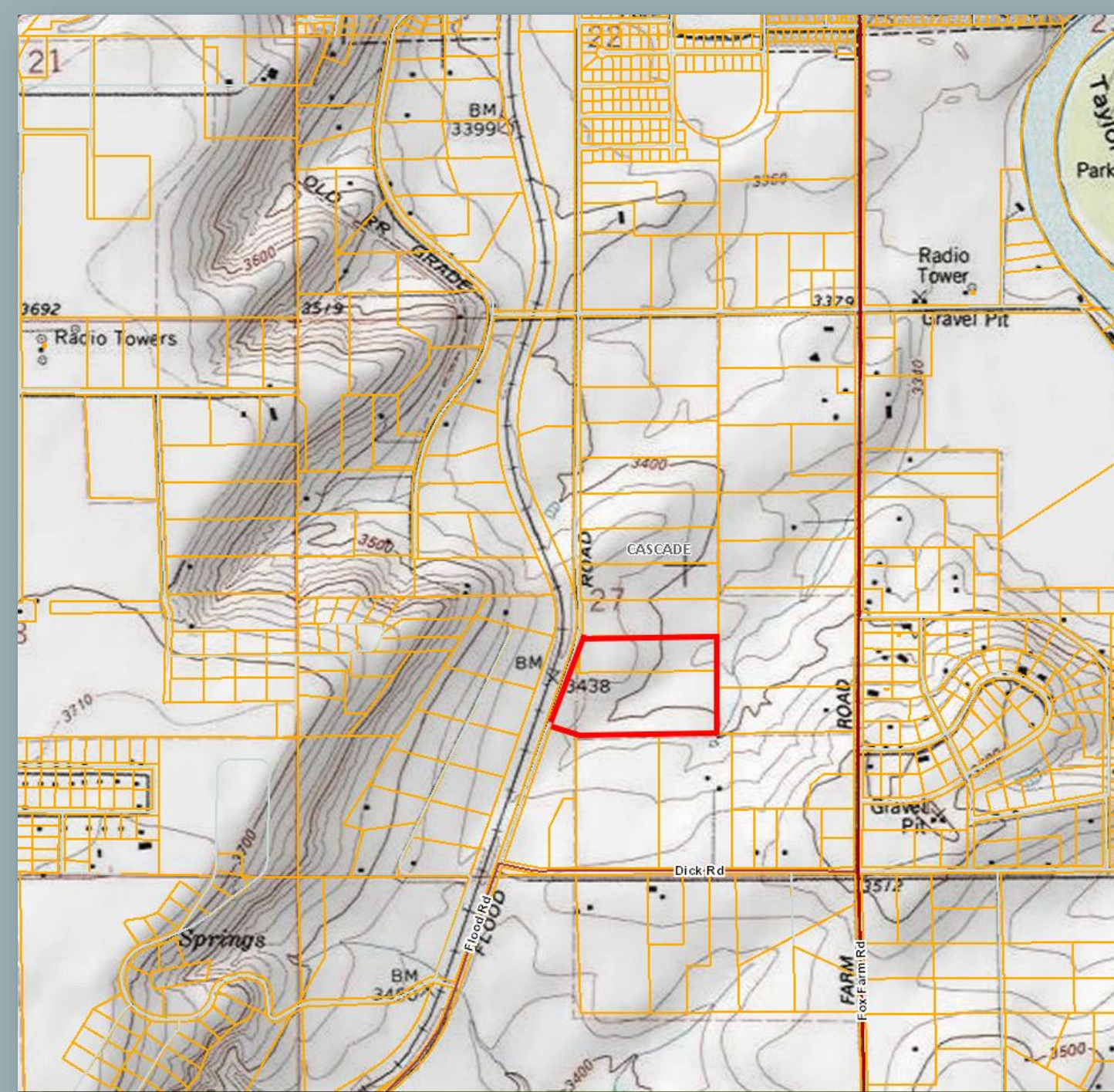
FOX POWER PLANT

A CLOSER EXAMINATION

- COMPARATIVE ANALYSIS NOT RELEVANT TO FOX POWER PLANT
- FOX POWER PLANT SITE NOT HARMONIOUS WITH EXISTING USE
- NEIGHBORHOOD AND ADJOINING PROPERTY VALUES SUBSTANTIALLY IMPACTED

EXISTING
SUBURBAN RESIDENTIAL USE
SR-I ZONING





TOPOGRAPHICAL MAP
SHOWING GREAT ELEVATION
VARIANCE MAKING
LANDSCAPE SCREENING
MITIGATION INEFFECTIVE

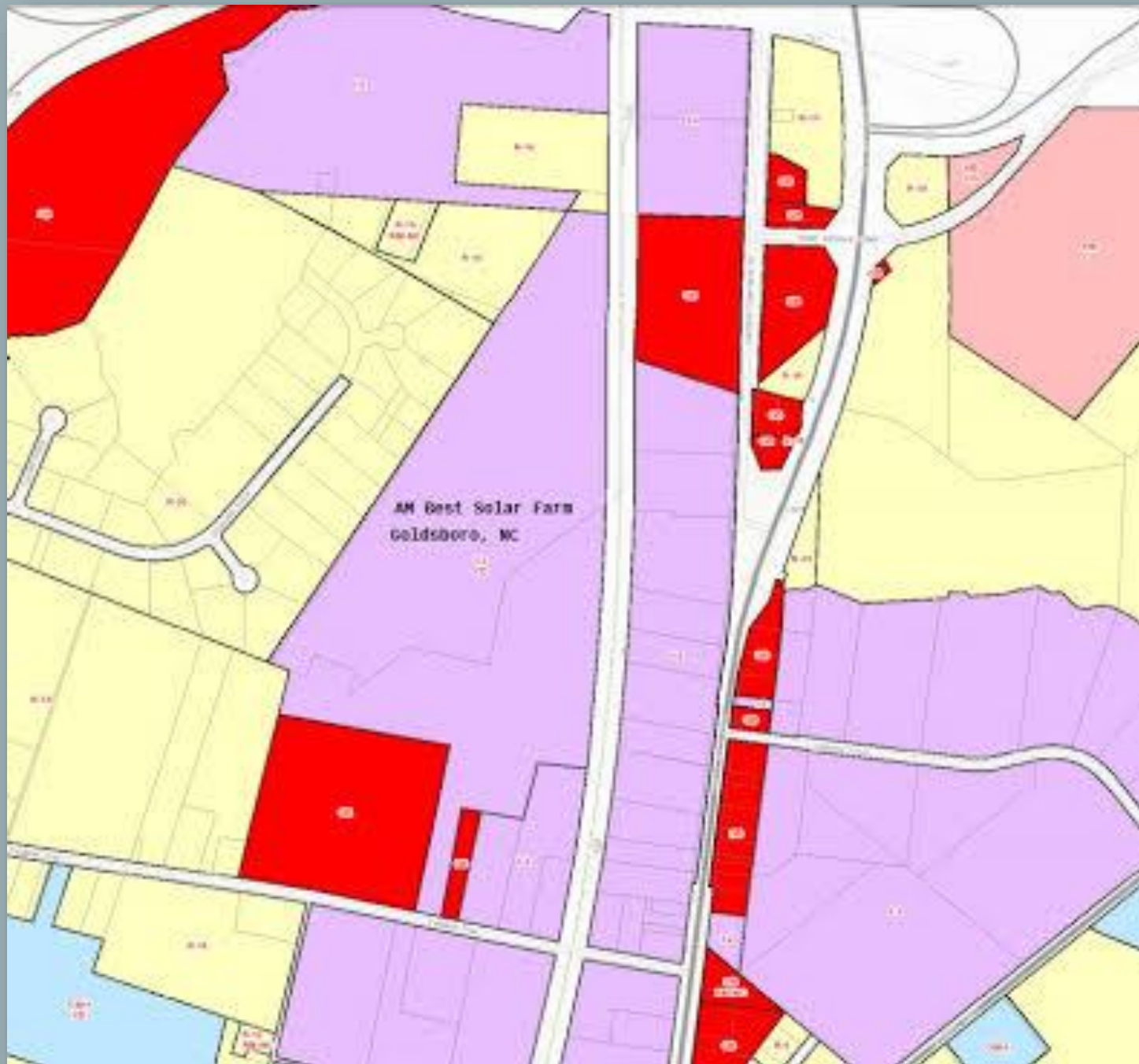


APPROXIMATELY 70 HOMES AND 140 LOTS OVERLOOKING PROPOSED SITE

A CLOSER LOOK AT KIRKLAND APPRAISALS PROPERTY VALUE ANALYSIS



AM BEST SOLAR PLANT GOLDSBORO, NC



INDUSTRIAL
COMMERCIAL/ BUSINESS
RESIDENTIAL
HIGHWAY BUSINESS DISTRICT

INDUSTRIAL ZONING SITE

CONTRASTED TO

SUBURBAN RESIDENTIAL
OF FOX SOLAR PLANT





Image Landsat

Google earth

Tour Guide



1993

35°25'10.37" N 77°59'20.71" W elev 201 ft eye alt 464 ft



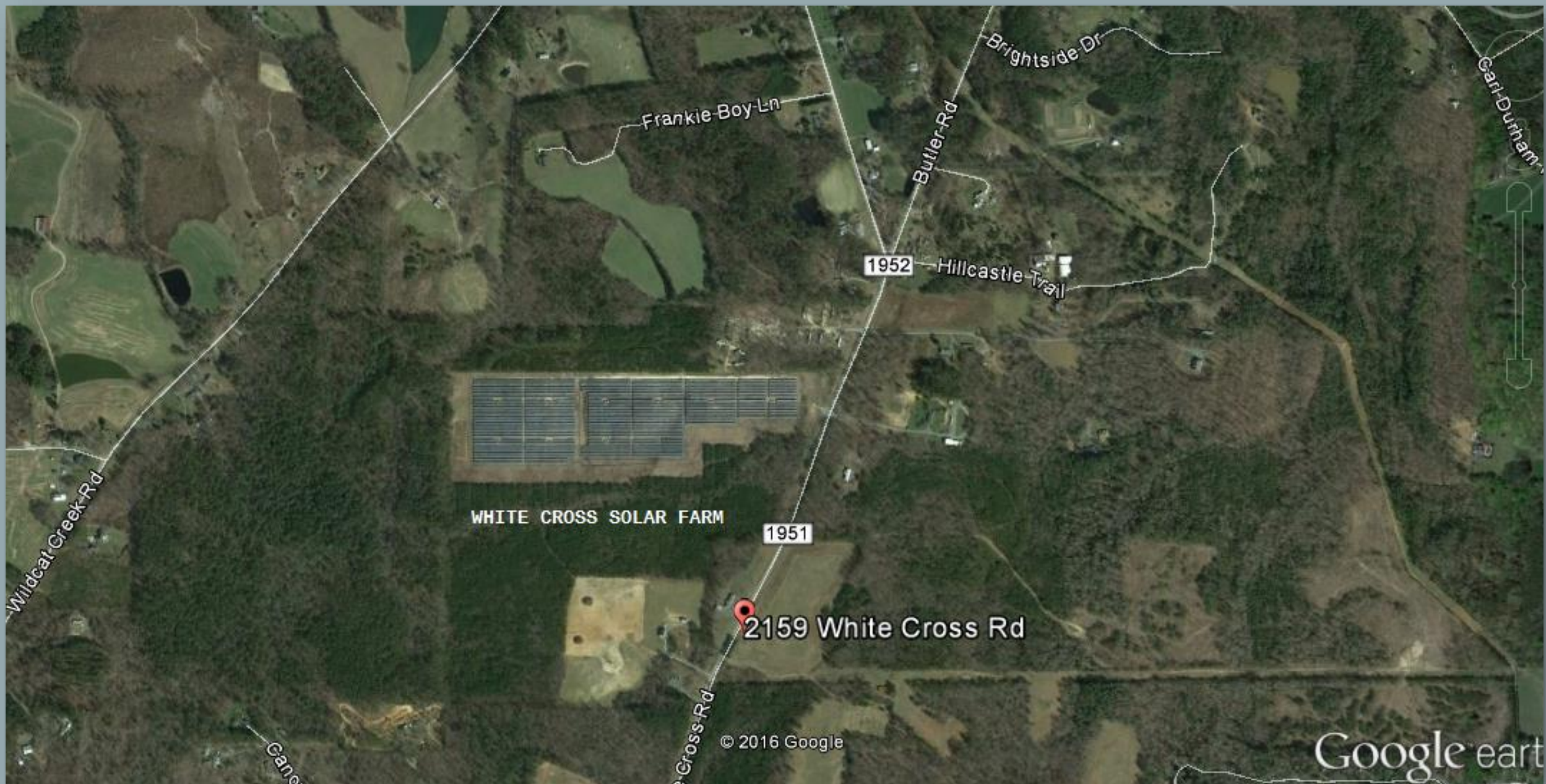
2308 Granville Drive Goldsboro NC



2308 Granville Drive – view from back porch



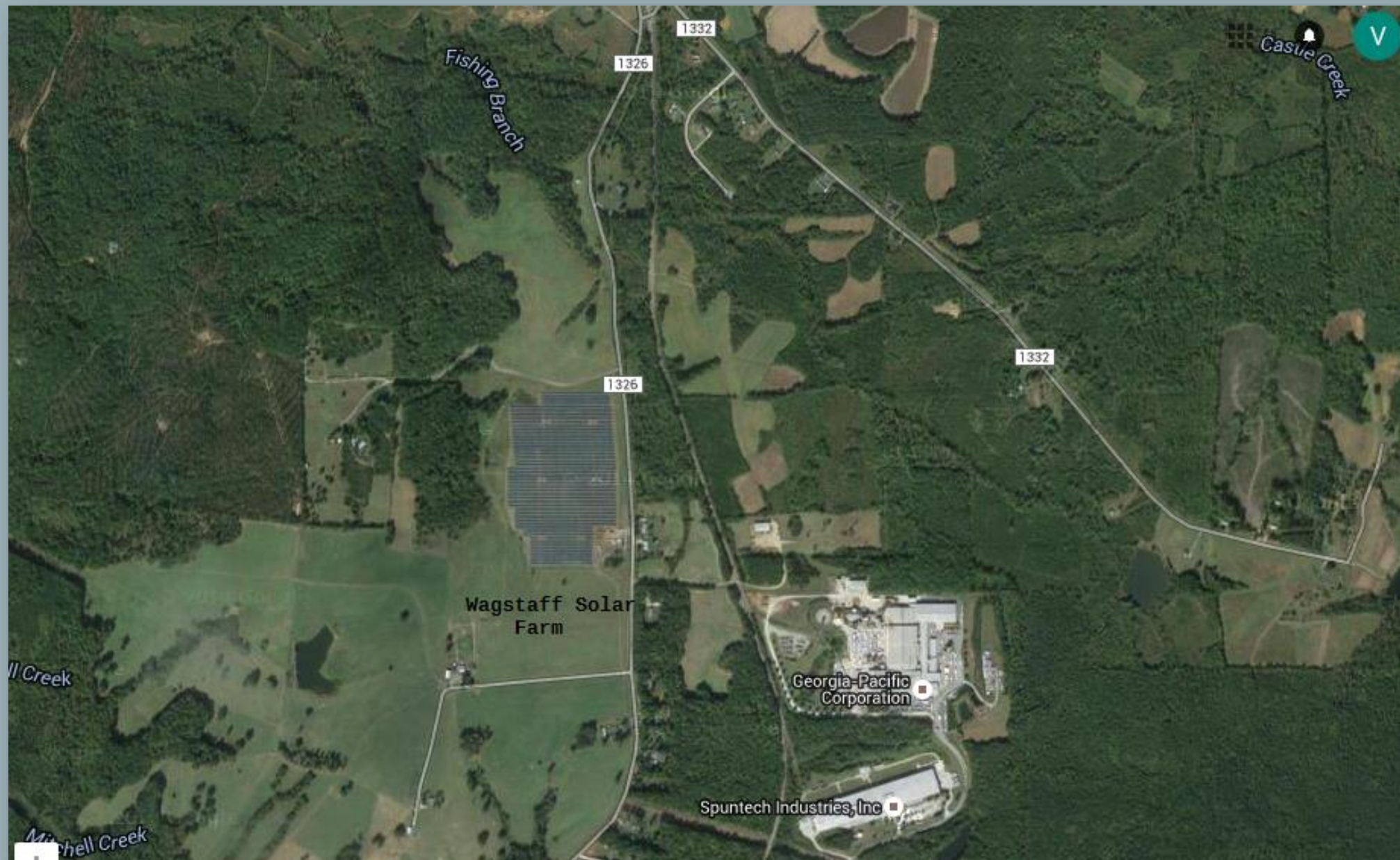
Even in winter solar power plant is obscured



WHITE CROSS SOLAR PLANT, NC

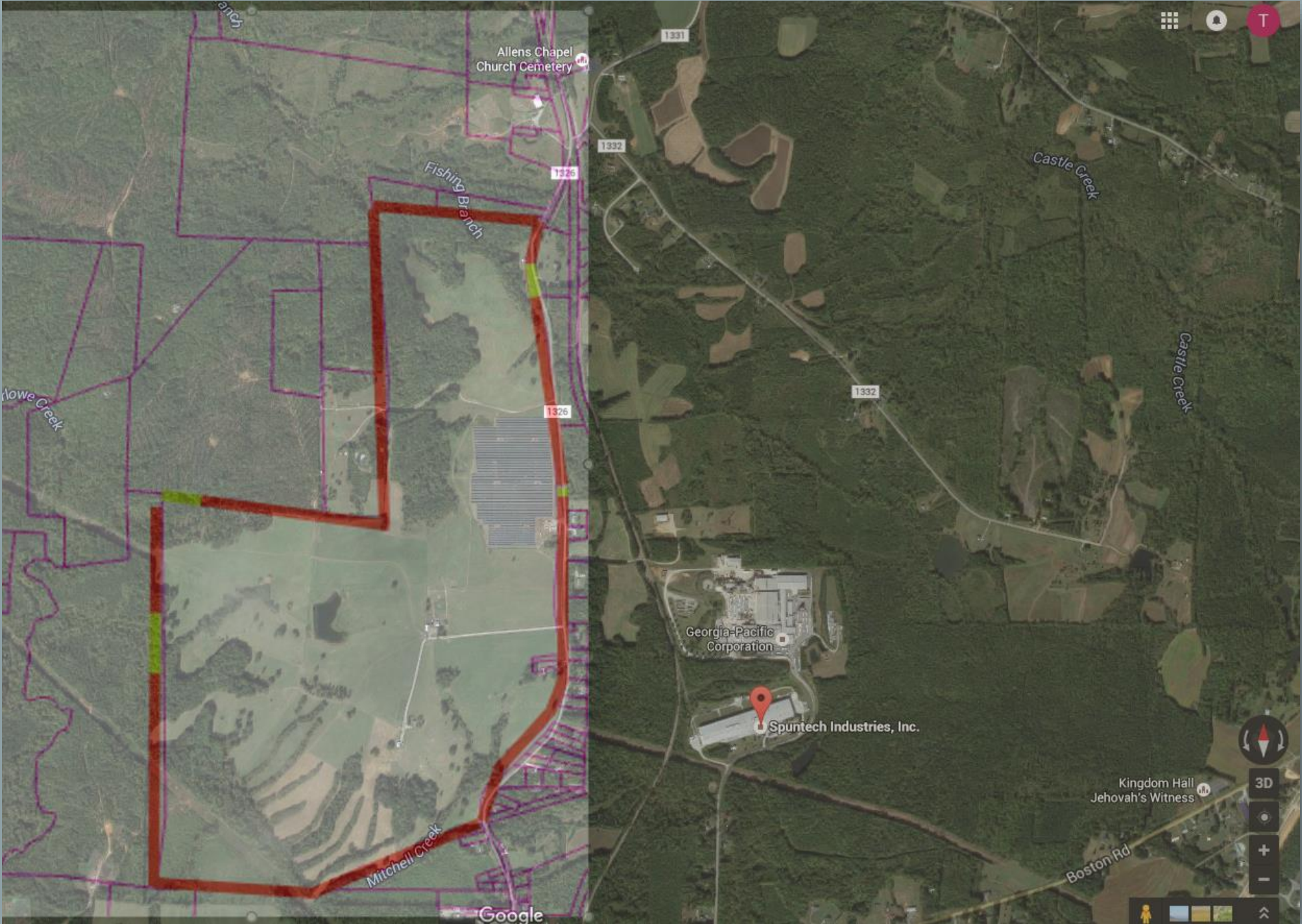


HEAVILY WOODED AREA CLEARED FOR
WHITE CROSS POWER PLANT



NOTE: NEARBY INDUSTRIAL USES

WAGSTAFF SOLAR FARM
ROXBORO, NC



POWER PLANT
LOCATED IN
594 ACRE PARCEL



SELMER/MULBERRY PLANTS, TN

SEPARATED BY COMMERCIAL AND INDUSTRIAL OPERATION



NOTE: INDUSTRIAL
TIMBER MILL OPERATION
TO WEST OF MULBERRY



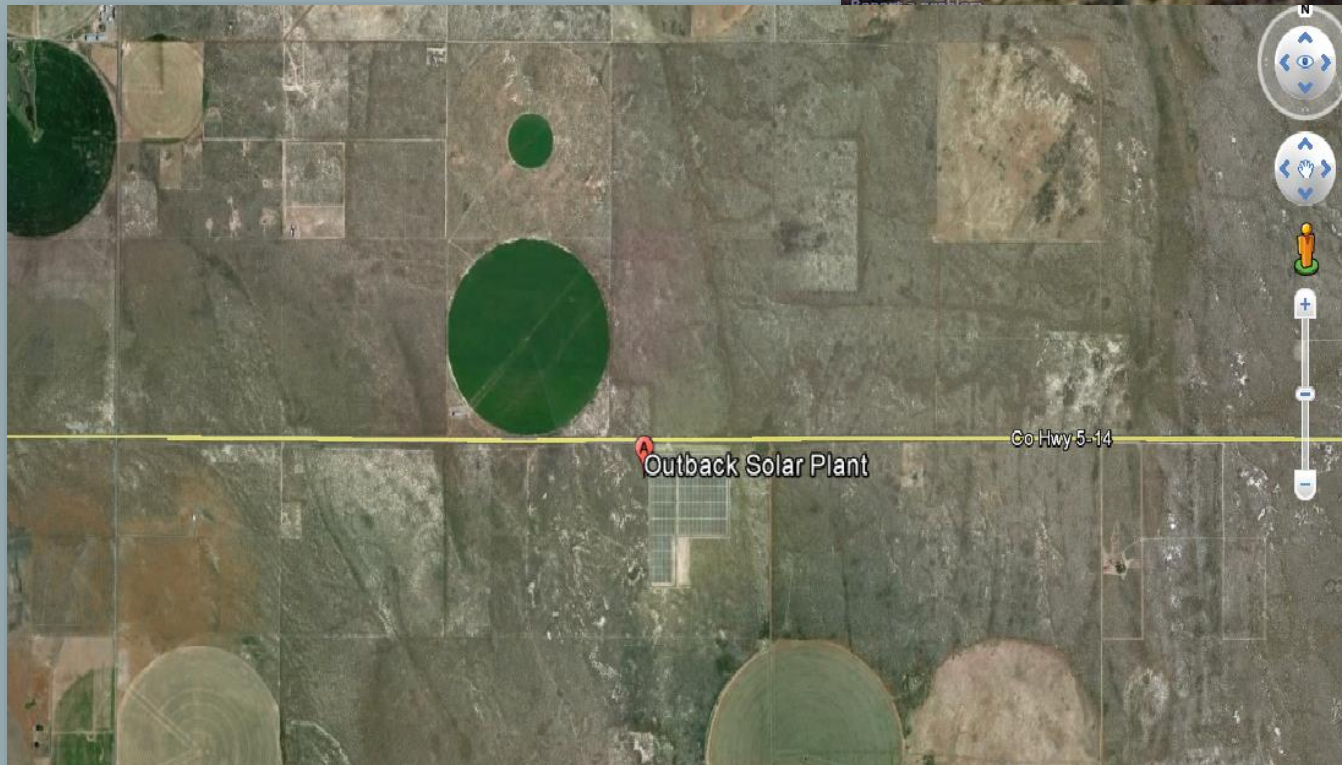
NOTE MATURE WOODED AREA



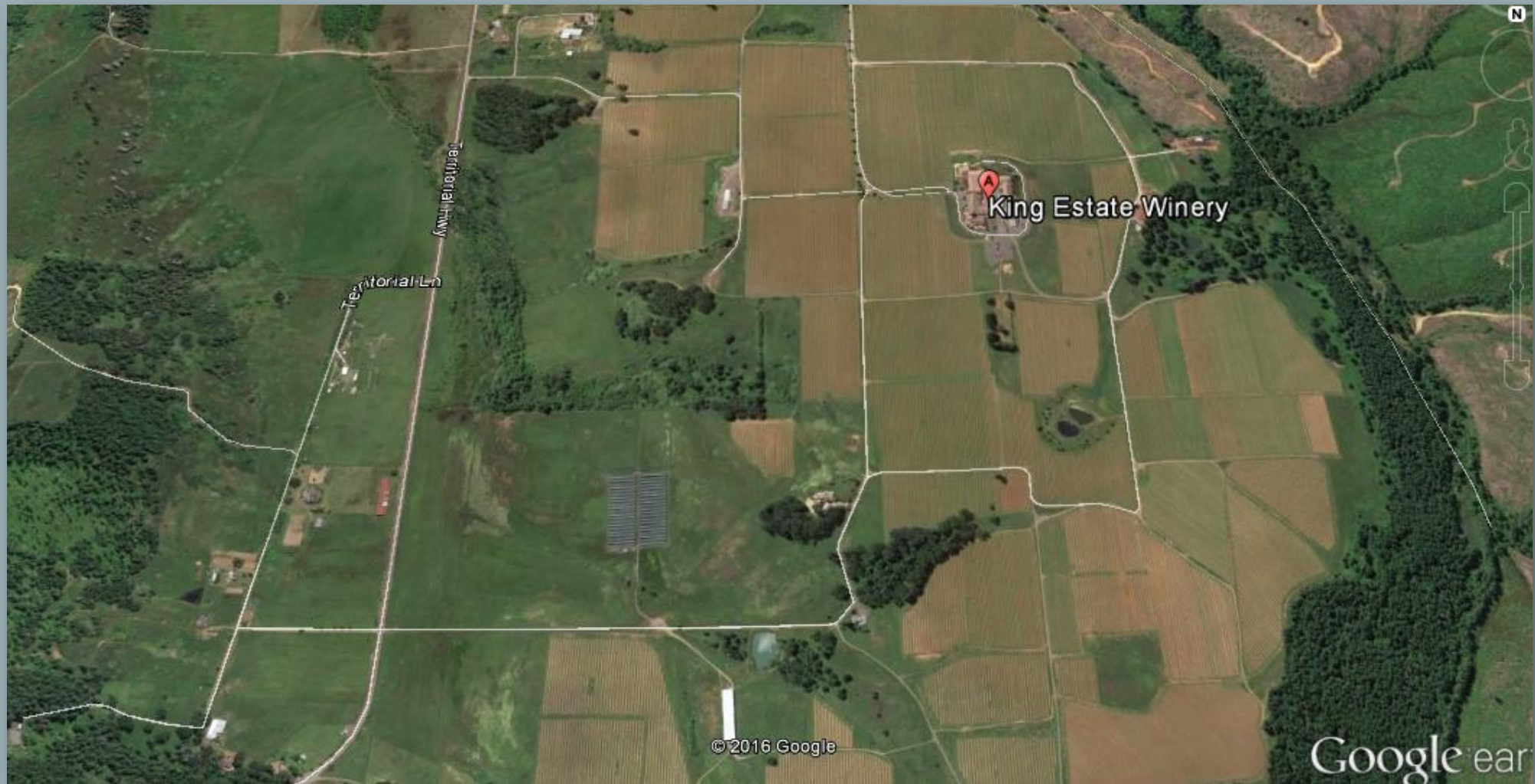
VIEWS OF NEAREST HOMES TO MULBERRY POWER PLANT SHOWING MATURE SCREENING



OUTBACK SOLAR PLANT CHRISTMAS VALLEY, OR



NOTE: FLAT TERRAIN AND RURAL NATURE



KINGS ESTATE WINERY
NEAR EUGENE, OR

SOLAR PLANT ENCLOSED WITHIN 652 ACRES OWNED BY KINGS ESTATE



BLACK CAP SOLAR
LAKEVIEW, OR




NOTE: FLAT TERRAIN
AND INDUSTRIAL AREA



NOTE: TERRAIN, 3 ADJACENT INDUSTRIAL USES, AND PRIVATE AIRSTRIP

OLD MILL SOLAR PLANT
BLY, OR





PROPOSED SITE OF
PENDLETON SOLAR
FARM

Airport Rd

Old Oregon Trail Hwy

PENDLETON SOLAR PLANT
PENDLETON, OR

6 ADJACENT INDUSTRIAL USES

Commission approves solar project

The Pendleton City Planning Commission has approved a conditional use permit for a solar farm near the airport.

George Plaven • East Oregonian

Published on November 17, 2015 4:59PM

Last changed on November 17, 2015 5:25PM



A California-based startup company plans to break ground sometime next year on a utility-scale solar farm just west of Pendleton.

Cypress Creek Renewables will build a 6-megawatt solar facility on 44 acres of bare industrial land leased from the Eastern Oregon Regional Airport. The project received its conditional use permit Oct. 1 from the Pendleton Planning Commission.

Solar panels will run along the steep hill north of Interstate 84, west of Airport Road. The land was previously used for grazing cattle.

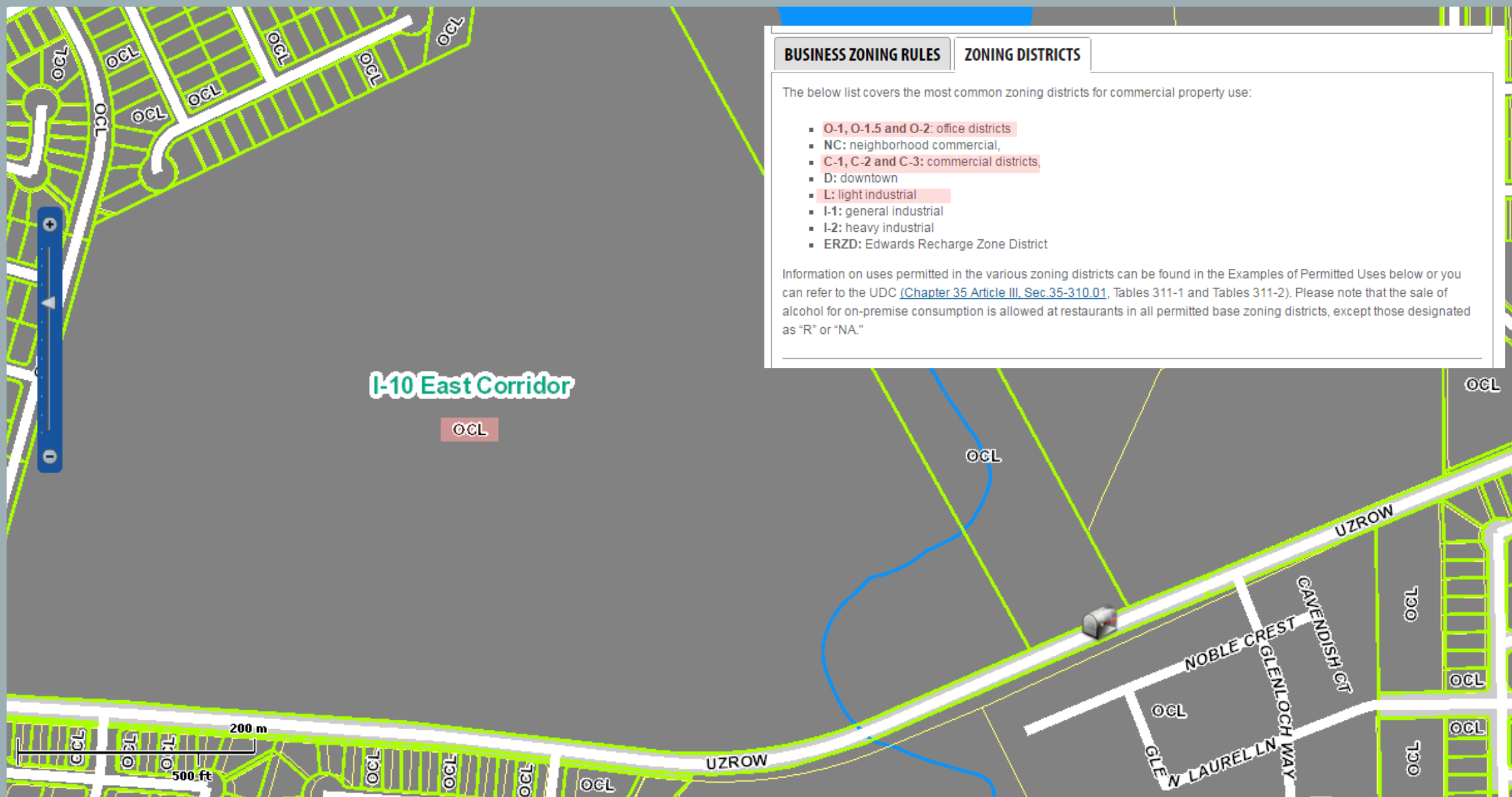
A report from the Federal Aviation Administration determined there is no potential hazard to air travel, and the Oregon Department of Transportation says glare from the panels will not affect drivers on I-84. Evan MacKenzie, with the city planning department, said there were no other special conditions imposed on the developer.

Cypress Creek Renewables now has two years to obtain a building permit.

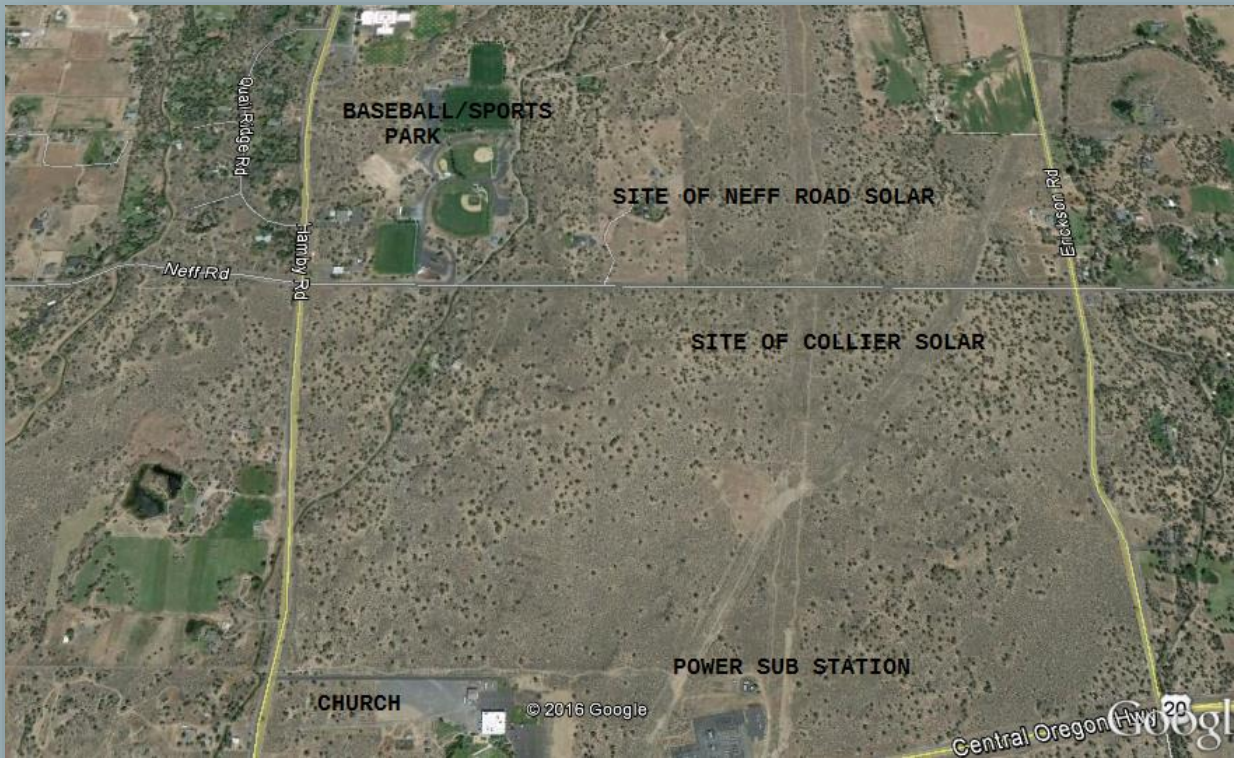
507/3560451/765421/170/AdId=8496530;BnId=1;itime=908268994;

Alamo 2 Power Plant Converse, TX





NEFF/COLLIER PROPOSED POWER PLANTS
BEND, OR



VIEW FROM NEFF ROAD

PROPOSED LOCATION OF
COLLIER AND NEFF SOLAR POWER PLANT
BEND, OREGON



“In fact, the amount of overhead lines on these parcels is unusually high, and impairs the views of the mountains to the west from the properties where the projects are proposed, as well as those properties to the east.”

“The properties have an almost dramatic amount of overhead lines, including high-powered transmission lines, with the lines crisscrossing both sites. Under that consideration, it is not as though the sites, nor view across the sites are unmarred or are highly scenic.”

“It is likely that a solar farm would have a negative impact on specific property values in cases where the nearby property has an exceptional unblemished view of the Cascades or a river.”

-GREGORY W. MOORE, MAI
BEND, OR ANALYSIS

CONCLUSION

- COMPARATIVE ANALYSIS NOT RELEVANT TO FOX POWER PLANT
- FOX POWER PLANT SITE NOT HARMONIOUS WITH EXISTING USE
- NEIGHBORHOOD AND ADJOINING PROPERTY VALUES SUBSTANTIALLY IMPACTED